City of Seattle
Department of Planning and Development
Applicant Services Center
700 Fifth Avenue, Suite 2000
P. O. Box 34019
Seattle, WA 98124-4019
(206) 684-8850
www.seattle.gov/dpd

Building/Energy Code Checklist
Subject-to-Field-Inspection Permits (R-2/R-3)

Property Address: _____

Project #: _____ Permit #: _____

I understand that items indicated below are required by code and will have to be addressed before the Building Inspector will approve the final inspection. I understand that if I am uncertain as to specific code requirements, I may contact my inspector for clarification. Otherwise, I accept responsibility for code compliance and for making changes as required by my inspector to meet code requirements.

I also understand and acknowledge that no review will take place under this permit to verify existing uses and occupancies. I accept full responsibility for the accuracy of the information regarding the existing legally established uses, and understand that in no case does this permit serve to establish a new use or occupancy, nor to change an existing use or occupancy.

I understand that this document is to be kept with my issued permit and is part of the approved permit documents. I further understand and acknowledge that this permit may be revoked should I exceed the scope of work authorized by this permit or should I fail to comply with the requirements therein.

(Signature) _____

_____ 1. *Separation between dwelling and garage/carport:*

- _____ a. No separation required if entirely open on 2 or more sides and no enclosed uses above. (Decks non-rated walls and openable windows are okay).
- _____ b. Minimum ½" GWB on garage/carport side required for all garages/carports not covered by 1a above with self-closing solid core door (no windows).
- _____ c. 1-hour firewall required if less than 3 feet from property line (no openings allowed; overhangs must be a minimum 2' from property line, except steel gutter allowed closer and ½" GWP sheathing required.

_____ 2. *Egress windows: Required for 1 window/bedroom or sleeping area (below 4th floor) and 1 window/basement.*

- _____ a. Min. net clear area = 5.7* sq. ft., (min. 3'0" x 4'6" if double hung or 4'0" x 3'6" window if slider). * 5.0 sq. ft. if sill height is within 44" of grade (above or below).
- _____ b. Min. net clear opening width = 20"; min. net clear opening height = 24".
- _____ c. Max. sill height = 44" (one permanently installed step okay for existing basement.

_____ 3. *Required glazing for habitable rooms:*

- _____ a. Min. glazed exterior opening area = 8% of floor area.
- _____ b. Glazed openings not required where permanently installed artificial light is provided.
- _____ c. OK if openings are below decks & roofed porches w/min. ceiling ht. of 7 ft. (long side 65% open).

_____ 4. *Mechanical/Ventilation* – required for habitable rooms of additions and alterations more than 500 sq. ft. or that include a kitchen, bathroom and other areas where cooking odor or excess water vapor will be produced.

- _____ a. Min. 50 CFM for bathroom and laundry; min. 100 CFM for kitchen.
- _____ b. Min. air intake openings = 4 sq. in. per room.
- _____ c. Whole house fan: See SMC Table e-B

_____ 5. *Smoke detector* required inside and outside of sleeping areas and all floors. May retrofit with battery-operated or direct wired smoke detectors.

_____ 6. *Stair requirements (applies to all R-3 stairs and R-2 private stairways):*

- _____ a. Min. width = 36"

_____ b. Max. height/rise = 7 ¾"; min. tread run = 10"

_____ c. Min. headroom = 6'8"

_____ d. Handrail 34"-38" above tread nosing (return ends)

_____ e. Handrail grasp dimension: min. 1 ¼", max. 2"

_____ f. Winding stairs:

- Min. tread run at narrowest point = 6"
- Min. tread run 12" from narrowest point = 10"

g. Spiral stairs:

- Min. clear walking area width = 26"
- Min. tread run 12" from narrowest point = 7 ½"/max. riser height = 9 ½"

_____ 7. *Ceiling height in additions and alterations:*

_____ a. Min. 7'0": for new construction or additions

_____ b. Min. 6'4": if building was in existence prior to 10/17/79 (see D.R. 3-05 for specifics).

_____ c. Rooms with sloped ceilings require minimum ceiling height in ½ of the area. (Portions of the room with ceiling height less than 5 ft. do not count in total area).

_____ 8. *Energy requirements* (Prescriptive approach – Path II only) *for alterations:*

_____ a. Min. ceiling insulation = R-38, (R-30 at single rafter ceilings, max 500 sq ft)

_____ b. Min. wall insulation = R-21 (Note: Framing must be wood. Metal not allowed under prescriptive approach)

_____ c. Min. floor insulation above unheated space = R-30

_____ d. Min. slab on grade perimeter insulation = R-10

_____ e. Max. glazing U-factor (see CAM #303A)

U = 0.35 for vertical (windows and doors); U = 0.58 for overhead (skylights)

_____ f. Max. door U-factor = 0.20

_____ g. Max. glazed area = 15% of floor area

Note: Count rough opening area for all glazing in house and entire heated floor area.

_____ h. If increasing rough openings for glazed areas, you must compensate with one or a combination of the following:

- 2 x _____ sq. ft. of total net increase in rough area openings = _____ sq. ft. of storm windows.
- 7 x _____ sq. ft. of total net increase in rough area openings = _____ sq. ft. of R-30/R-38 insulation in ceiling or R-30 insulation for crawl space or unheated floor.
- 1 x _____ sq. ft. of total net increase in rough area openings = _____ sq. ft. of existing windows to be replaced with U = 0.40

_____ 9. *Energy requirements* (Prescriptive approach) For *additions* only: Heat source: _____

_____ a. Provide calculations if using area-weighted averaging (see CAM 303)

_____ b. Glazing percentage proposed _____%; required Prescriptive path _____:

Windows U-factor:	_____	Wall insulation above grade:	_____
Skylight U-factor:	_____	Wall insulation below grade:	
Doors U-factor:	_____	Interior:	_____
Ceiling insulation:	_____	Exterior:	_____
Single-rafter ceiling:	_____	Insulation for	
Floor insulation:	_____	Slab on grade:	_____

Note that 2 x 12 framing is required for single rafter ceilings with R-30 fiberglass batts. R-21 wall insulation requires 2 x 6 construction for fiberglass batts. Framing must be wood. Metal not allowed under prescriptive approach.

IF ADDING NEW HEATING EQUIPMENT CAPACITY, BRING A COPY OF THIS FORM WHEN APPLYING FOR ELECTRICAL OR FURNACE PERMIT.

_____ c. Heat source for the addition: _____ new; _____ extension of existing system; _____ unheated.

_____ d. If new heat, maximum capacity allowed: 20 BTUH/sf or 5.86 WATTS/sf X _____sf addition = _____ BTUH, or _____ WATTS.

_____ e. If extending existing system, Equipment Sizing Form must be provided with Electrical/Furnace Permit application.

_____ 10. Foundation location: **Property corners** must be accurately determined and indicated on site for foundation inspection. A survey **may** be required. Fence locations will not be accepted as establishing property corners.

_____ 11. Other requirements:

_____ a. *Guardrails:* min. 36" ht. max. 4" spacing between intermediate members (42" min. ht. for R-2 exterior).

_____ b. *Footings:* bottom min. 12" below grade, top of foundation wall min. 6" above grade.

_____ c. *Concrete slabs on grade:* 3 ½" min. thicknesses.

_____ d. *Pier blocks*: min. 12" x 12" size; resting on concrete pad min. 12" below grade.

_____ e. *Foundation walls:* Provide one (1) #4 rebar top and bottom and at all windows/door openings. Limit 4' max. backfill, see CAM 303A.

_____ f. *Foundation anchor bolts*: min. ½" x 10", 6 ft. on center max. with two (2) bolts per piece of plate and at least one (1) bolt within 12" at end of each piece (required for new construction).

12. **IF THIS LINE IS CHECKED, YOU MUST CONTACT YOUR INSPECTOR PRIOR TO BEGINNING THE CONSTRUCTION.**